

DEVELOPMENT SUMMARY

METRO CASE NUMBER: 2007SP-156U-12
COUNCIL DISTRICT NUMBER: 32
DISTRICT COUNCIL MEMBER: SAM COLEMAN
OWNER: COROLLA MANAGEMENT
P.O. BOX 6400
ROANOKE, VA 24017
(540) 444-4110
SP NAME: NATIONAL COLLEGE
PLAN PREPARATION DATE: AUGUST 2, 2007
DESIGN PROFESSIONAL: ALLEN RAMSEY
RAGAN-SMITH & ASSOCIATES, INC.
315 WOODLAND ST.
NASHVILLE, TN 37206
PHONE (615) 244-8591
FAX (615) 244-6739
COMMUNITY 470040, PANEL 362, SUFFIX F
EFFECTIVE DATE: APRIL 20, 2001
US FEMA FIRM:

SITE DATA TABLE	
CURRENT ZONING:	AR2A
PROPOSED ZONING:	SP
FALLBACK ZONING:	OR-20
ACREAGE:	6.7 ACRES
F.A.R.	0.10
LOTS:	1
ISR:	0.43 ACRES
PARKING REQUIRED:	156 SPACES
PROVIDED:	288 SPACES
BUILDING SQ. FOOTAGE:	31,200 S.F.
MAX. BUILDING HEIGHT:	3 STORIES
MAX. BUILDING COVERAGE:	0.60
ALLOWABLE USES:	BUSINESS SCHOOL ONLY
MIN. BUILDING SETBACKS:	
FRONT:	74' (FROM CENTERLINE OF BELL ROAD) 50' (FROM CENTERLINE OF OLD HICKORY)
SIDE:	5'
REAR:	20'

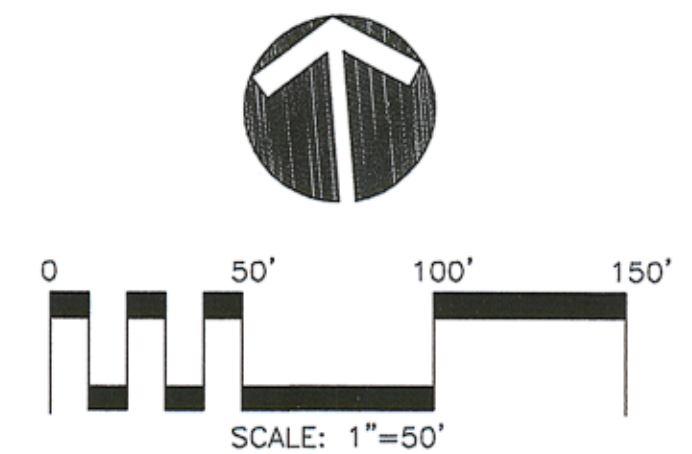
NOTES:

- PROPOSED ROADWAYS AND SERVICE LANES WITHIN THIS PROJECT'S PROPERTY BOUNDARIES ARE PRIVATE.
- ALL LOTS TO BE SERVED WITH PUBLIC WATER AND SANITARY SEWER.
- OPEN SPACES, PRIVATE DRIVES AND DETENTION FACILITIES TO BE MAINTAINED BY PROPERTY OWNER OR PROPERTY OWNER'S ASSOCIATION.
- STORM WATER WILL BE CHanneled THROUGH AN UNDERGROUND STORMWATER MANAGEMENT SYSTEM. DRIVEWAY CULVERTS SHALL BE SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL.
- SCREENING FOR DUMPSTERS AND OTHER TRASH OR DEBRIS SHALL COMPLY WITH THE PROVISIONS OF SECTION 17.24.060 OF THE METRO ZONING CODE.
- NO GRADING, CUTTING OF TREES OR BRUSH EXCEEDING ONE INCH IN DIAMETER, OR DISTURBANCE OF PROMINENT NATURAL FEATURES SHALL BE PERFORMED WITHIN A SCENIC LANDSCAPE EASEMENT OR WITHIN MINIMAL DISTURBANCE NECESSARY TO PERMIT STREETS, DRIVEWAYS OR UTILITY CORRIDORS AFTER THIS PROJECT HAS BEEN CONSTRUCTED. ONLY THOSE IMPROVEMENTS ALLOWED IN A LANDSCAPE BUFFER YARD SHALL BE PERMITTED WITHIN THE SCENIC ARTERIAL EASEMENT.
- TREE PROTECTION NOTE - THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 094-1104 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).
- ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- BUFFER NOTE - THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL VOLUME 1 - REGULATIONS.
- PRELIMINARY DRAWING NOTE - THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
- ACCESS NOTE - METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.

LANDSCAPE LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- SHRUB

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1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW



RAGAN-SMITH

LAND PLANNERS - CIVIL ENGINEERS
LANDSCAPE ARCHITECTS - SURVEYORS

RAGAN-SMITH-ASSOCIATES, INC.
315 WOODLAND ST. P.O. BOX 6070 NASHVILLE, TN 37208
(615) 244-8881 FAX (615) 244-6739 WWW.RAGANSMITH.COM

NATIONAL COLLEGE
K4 ARCHITECTURE, LLC.

32ND COUNCILMANIC DISTRICT, METROPOLITAN NASHVILLE
DAVIDSON COUNTY, TENNESSEE

PRELIMINARY DEVELOPMENT PLAN

02/19/08-(L) Revised Per
City Conditions of Approval

08/31/07-(L) Revised Per
City Comments

REVISIONS

DESIGNED BY: L. Ealey

DRAWN BY: B. Shrum

APPROVED BY: A. Ramsey

SCALE: 1"=50'

DATE: August 2, 2007

JOB NO. WK. ORDER
07-082 8513

SHEET NO.
1

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